

STAGS

5 Atlantic Watch

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Sennen, Penzance, TR19 7AX

Village location Land's End 2 miles Penzance 8 miles

An exceptional brand new, detached 4 bedroom home, built to a high standard of quality, located in the stunning coastal village of Sennen.

- 4 bedroom detached
- Utility room
- Close to the beach
- 10 year ICW build warranty
- EPC rating B
- Open plan kitchen/dining area
- Master bedroom with ensuite
- Air source heat pump with underfloor heating
- Freehold
- Council tax band TBC

Guide Price £725,000

SITUATION

Atlantic Watch is a bespoke collection of six 4 bedroom detached new homes located in the stunning coastal location of Sennen, just a short walk to Sennen Beach and only 2 miles from Lands' End, the most south-westerly point in Britain which offers views of the Isles of Scilly on a clear day.

Sennen is famous for its stunning beach and cove, which is a prime spot for surfing and swimming, with a charming harbour and coastal walks.

Sennen Cove and Sennen village offer a range of local facilities including a primary school, shops, restaurants and public houses whilst the market town of Penzance is approximately 9 miles to the east. This is now the main commercial centre for the Penwith Peninsula and also has a mainline railway station linking with London Paddington, together with a selection of large supermarkets.







DESCRIPTION

The ground floor offers a well-designed and highly functional layout, featuring a convenient downstairs WC and a separate laundry room. At the heart of the home is a generously sized open-plan kitchen and dining area, ideal for modern family living and entertaining. From here, bi-fold doors open directly onto the garden, creating a seamless connection between indoor and outdoor living. The kitchen also benefits from integrated AEG and Bosch appliances. In addition, there is a separate lounge, which offers excellent flexibility and could be used as an additional bedroom.

The first floor is centred around a large and light filled landing that enhances the feeling of openness throughout. There are four generously sized bedrooms including a impressive master bedroom complete with an private ensuite and balcony with stunning sea views. The remaining three bedrooms are served by a modern family bathroom offering comfort and practicality for family and guests.

OUTSIDE

This home benefits from driveway parking for at least 2 cars and a large private landscaped garden, complemented by the boundary walls made from locally sourced granite.

SERVICE CHARGE

Approximate Management Company charge of £1,000 per annum to include running costs and maintenance of the treatment tank.

SERVICES

Mains electric and water
Shared private sewage treatment plant
Air Source Heat Pump with underfloor heating
Broadband speed up to 900 Mbps. Mobile coverage from EE, O2, three and Vodaphone likely.
Some photos have been staged using AI.

AGENT NOTES

Construction: Block and timber frame
10 year ICW build warranty
Each plot has been wired for a outside EV charger.

VIEWINGS

Strictly by prior appointment with Stags West Cornwall office on 01736 223222.

DIRECTIONS

Staying on the A30, follow signs for Lands End towards Sennen. As you enter Sennen, you will see a bus stop on your right, take the first right after, named Sunny Corner Lane. Continue along the road for a couple of minutes until you reach the walled entrance to Atlantic Watch on your right.

What3words: ///giggled.wades.throwaway



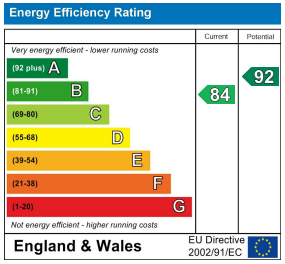




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